



Global One Real Estate Investment Corp.



Global Alliance Realty Co., Ltd.

Press Release

25 March 2021

REIT Issuer:

Global One Real Estate Investment Corp.

Securities Code: 8958

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GOR Announces Obtainment of Debt Financing

25 March 2021 - Global One Real Estate Investment Corp. ("GOR") announces today that it decided to obtain debt financing as follows.

1. Reason for debt financing

The debt financing will be used as a source of funds for the repayment of long-term loans (4,750 million yen obtained on 30 March 2018), which will become due and payable on 31 March 2021.

2. Outline of debt financing

Long-term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date	Collateral/ Repayment method
MUFG Bank, Ltd.	2,500	Bank base rate (JBA 1-month Japanese Yen TIBOR) + 0.31% (Note 1) (Floating rate)	31 March 2021 (Scheduled)	31 March 2026	Unsecured (Note 2) /Repayment in full at maturity
Sumitomo Mitsui Banking Corp.	375				
The Bank of Fukuoka, Ltd.	375				
The 77 Bank, Ltd.	500				
The Nishi-Nippon City Bank, Ltd.	1,000				

(Note 1) Interest shall be paid on the end of each month, and the first interest payment date is 30 April 2021. (Partial) repayment of the principal is permissible on the interest payment date. The base interest rate applicable to the calculation period of interest payable on each interest payment date shall be JBA 1-month Japanese Yen TIBOR as of two business days prior to the previous interest payment date. JBA 1-month Japanese Yen TIBOR is shown on the website of General Incorporated Association JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/rate/>)

(Note 2) Under some conditions, the loan may be collateralized by real estate trust beneficial interests etc. owned by GOR.

3. Interest-bearing debt before and after the debt financing

The amounts of interest-bearing debt before and after the subject debt financing are shown in the table below.

(Yen in millions)

	Before borrowing (A)	After borrowing (B)	Net change (B-A)
Short-term borrowings	--	--	--
Long-term borrowings	75,500	75,500	--
Corporate bonds	19,000	19,000	--
Total interest-bearing debt	94,500	94,500	--

4. Others

The risks relating to the subject debt financing (repayments, etc.) will not alter GOR's "Investment Risks" as detailed in the GOR Securities Report dated 25 December 2020.

About GOR:

Global One Real Estate Investment Corporation ("GOR") is a Japanese Real Estate Investment Trust (J-REIT) listed on the Tokyo Stock Exchange (TSE: 8958) with the ultimate goal of pursuing maximum returns for unitholders. GOR cautiously selects prime properties at prime locations with an eye on "strong and sustainable competitiveness in the marketplace." The three key watchwords in selecting properties are: (1) *CLOSER* - easily accessible from nearby train stations; (2) *NEWER* - newly or recently built; and (3) *LARGER* - large office buildings with extensive office space.

For more information about GOR, please visit: <https://www.go-reit.co.jp/en/>

Note: This document is the English version of "Press Release" that is written in Japanese. The English version is understood to be a translation of the Japanese version and is supplied as a convenience to investors who prefer to use English. This document, containing forward-looking statements, is not intended to be a solicitation of any particular investment transaction. Investors should consult with their own investment advisors regarding the appropriateness of investing in any of the securities or investment strategies.